

## *Planning Commission Minutes*

The City of Sturgis Planning Commission held a meeting on Tuesday, June 2, 2015 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Gerberding, Treloar, Norstegaard and Mack.  
Absent: Commissioners Monahan, Hughes and Olson.  
Staff: City Manager and Planning Coordinator

5:35 Call to order by Commissioner John Gerberding (Chairman Hughes was absent).

Introduction of new Commission member Courtney Mack.

The Commission approved the Minutes from the May 12, 2015 meeting.

### **1. Variance – Mary Bryant 1706 Lazelle**

Request for a 13' variance to the front setback on property zoned Highway Service that is used as residential. The applicant was present and information was discussed.

**Action** - A motion was made by Mack to approve, 2<sup>nd</sup> by Treloar. Vote = All voting yes to recommend approval of the variance as requested.

### **2. Variance – Jack and Edna Smith 3120 Vanocker Drive**

Request for a 6' variance to the front setback on property zoned Mobile Home 1. Applicants were present as well as their surveyor Shanon Vasknetz. Information was presented and discussed.

**Action** – A motion to approve was made by Treloar, 2<sup>nd</sup> by Norstegaard. Vote = All voting yes to recommend approval of the variance as requested.

### **3. Use on Review – Dawg's Hideway (Keith Kerr) 1102 Junction Avenue**

Request permission to have a temporary structure (food vending trailer) in use at this location for more than the 30 days currently allowed by special permit. Zoning at this location is General Commercial. The applicant as well as the property owner was present and information was presented. Both confirmed that they understood that a vendor license for operations during the Rally period would still be required since it will not be able to be in operation for at least 5 ½ months. The applicant is currently operating on a 30 day permit.

**Action** – A motion to approve was made by Treloar, 2<sup>nd</sup> by Gerberding. Vote = All voting yes to recommend approval of the extension to October 1, 2015.

**4. Use on Review – Black Hills Laundry & Dry Cleaning (Clark Sowers) 2014 Main**

Request for permission to allow up to 10 public RV sites at Black Hills Laundry 2014 Main Street. Zoning at this location is Highway Service and does not allow public camping. The applicant was not present at the meeting. Information was presented and discussed.

**Action** – A motion to deny was made by Mack with a 2<sup>nd</sup> by Gerberding. Vote = All commissioners voted to recommend denying the request.

**5. Zoning Amendment – LaMacchia Group 1018 Lazelle**

Request for a zoning change (Lots 22-24 in Block 15) from Highway Service to General Commercial. This change will allow the property owners re-plat all their property into once parcel with the same zoning requirements. The applicant's adjoining property at this location is zoned General Commercial. The property owner representative was present and answered questions. Exhibit materials and Staff Report were presented and discussed.

**Action** – A motion to approve was made by Treloar with a 2<sup>nd</sup> by Norstegaard. Vote= All members voting yes to recommend approval of the zoning amendment to change this parcel to General Commercial.

**6. Plat – Davenport Ranch Addition**

Plat of Lots 2-1 and 2 Revised. For the purpose of future development. The applicant's representative, Shanon Vasknetz, was present to answer questions. The plat was reviewed and discussed.

**Action** – A motion was made by Treloar with a 2<sup>nd</sup> by Mack to approve. Vote = All voting yes to recommend approval of the plat as presented.

**7. Plat – SEDC Hansen Drive in the Sturgis Industrial Park**

Plat of Lot C4-A1 and Lot C4-A2 of Sturgis Industrial Park Subdivision. For the purpose of splitting one parcel into two parcels. Pat Kurtenbach representing SEDC was present. Exhibit materials were reviewed and questions were answered.

**Action** – A motion was made by Mack to approve the plat, 2<sup>nd</sup> by Treloar. Vote = All voting yes to recommend approval of the plat as presented.

**8. Update on Dolan Creek Neighborhood Park**

The City Manager gave a brief update on the Dolan Creek Development neighborhood park. The location for the park is yet to be determined but it will not be in the area previously identified due to drainage issues. No action was required.

No other items were brought before the Planning & Zoning Commission by staff or the public.